



# 6925 N 94TH PLAZA

16,000 SF | \$1,350,000

6925 N 94TH PLAZA, OMAHA, NE 68122

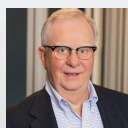
OUTLOT A  
58,000 SF

6925  
N 94TH PLAZA

N 94TH PLAZA

**INVESTORS**  
REALTY INC.

[WWW.INVESTORSOMAHA.COM](http://WWW.INVESTORSOMAHA.COM)



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## 6925 N 94TH PLAZA

OMAHA, NE 68122

## BUILDING INFORMATION

Building Size	16,000 SF Main Floor
2nd Floor Finished	3,155 SF
Office	4,000 SF
Canopy	2,400 SF
Warehouse	12,000 SF
Exterior Description	Tilt-up Concrete
Ceiling Height	19
Overhead Doors	Two (14x14)
Restrooms	Yes
HVAC	Office Only

## PARKING &amp; TRANSPORTATION

Parking Description	6' Chainlink Fenced Outdoor Storage
Parking Type	Surface
Rail	No
Flood Plain	Flood Fringe

## REAL ESTATE TAXES

6925 N 94th: \$19,132  
Outlot A: \$306.00

## SITE INFORMATION

Cross-Streets	94th & Ida
County	Douglas
Zoning	Ind FF
Lot Size	60,548 SF
Outlot A	58,000 SF

## UTILITIES &amp; AMENITIES

Power Description	Electricity 600 Amps
Gas Description	Gas

## PROPERTY HIGHLIGHTS

## TOTAL OUTDOOR STORAGE

Approx. 2 AC

## OFFERING SUMMARY

SALE PRICE:	\$1,350,000
Property Type	Industrial

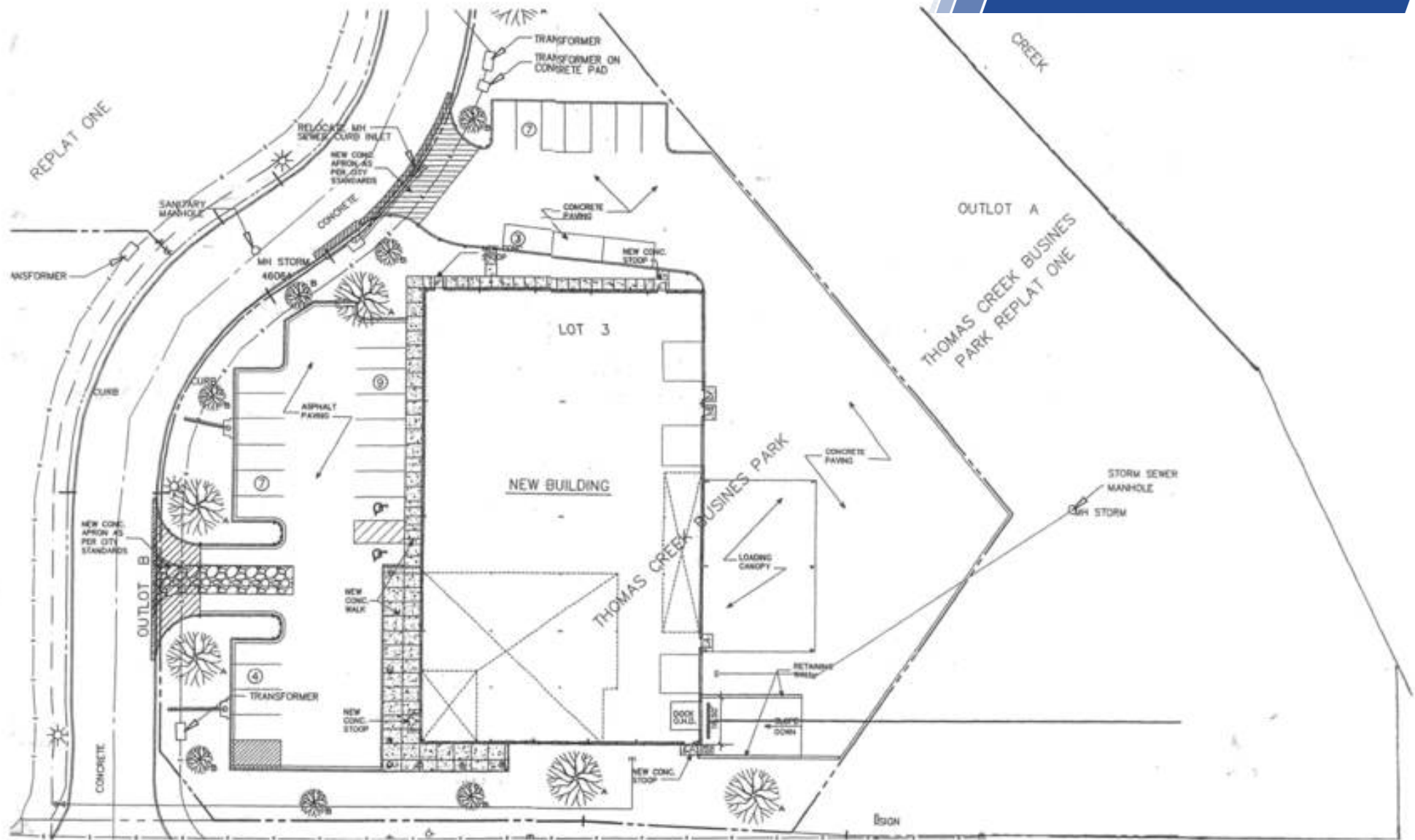
## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,792	59,495	153,313
Average Age	34.5	34.3	35
HOUSEHOLDS			
Total Households	2,150	24,244	64,790
People Per HH	2.2	2.5	2.4
Average HH Income	\$57,489	\$61,135	\$63,819
Average HH Value	\$137,768	\$136,365	\$140,581

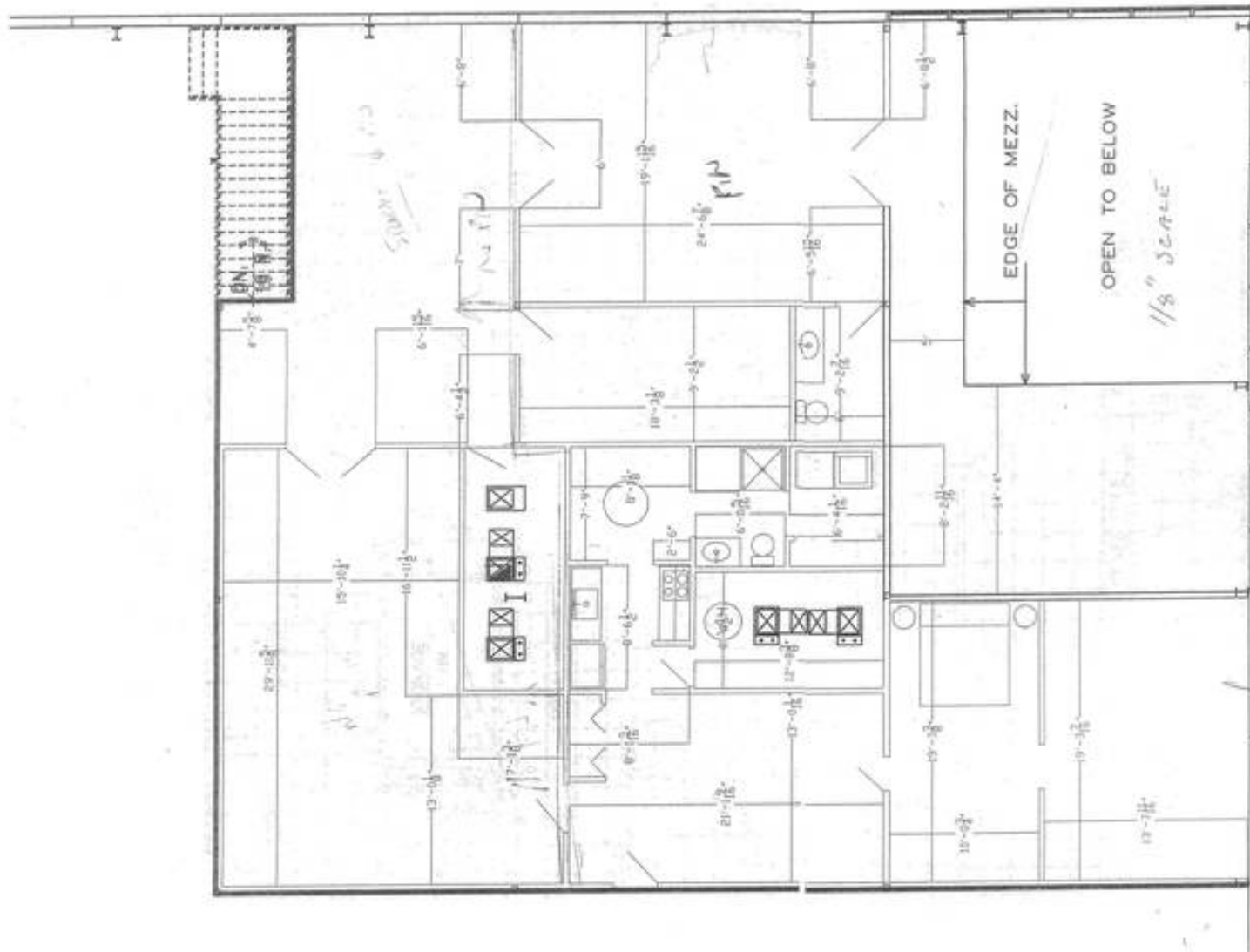
## OUTLOT A-GROUND LEASE INFO

99-year lease, expires 12/31/2087. Lease assigned to new owner. No rent, only pay prorated share of real estate taxes, this year \$306.00





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## SECOND FLOOR

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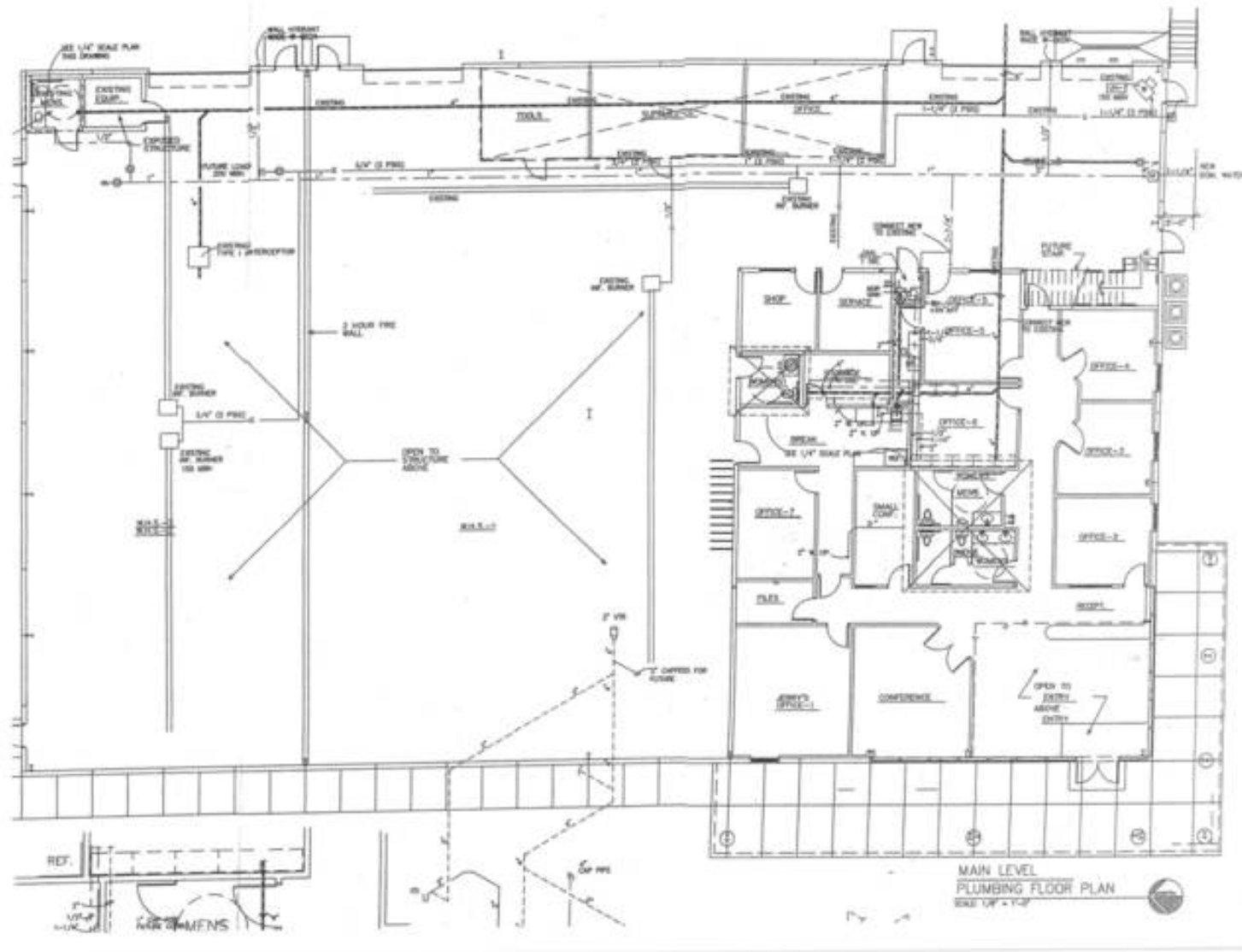
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# FLOOR PLAN - FIRST FLOOR

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FIRST FLOOR

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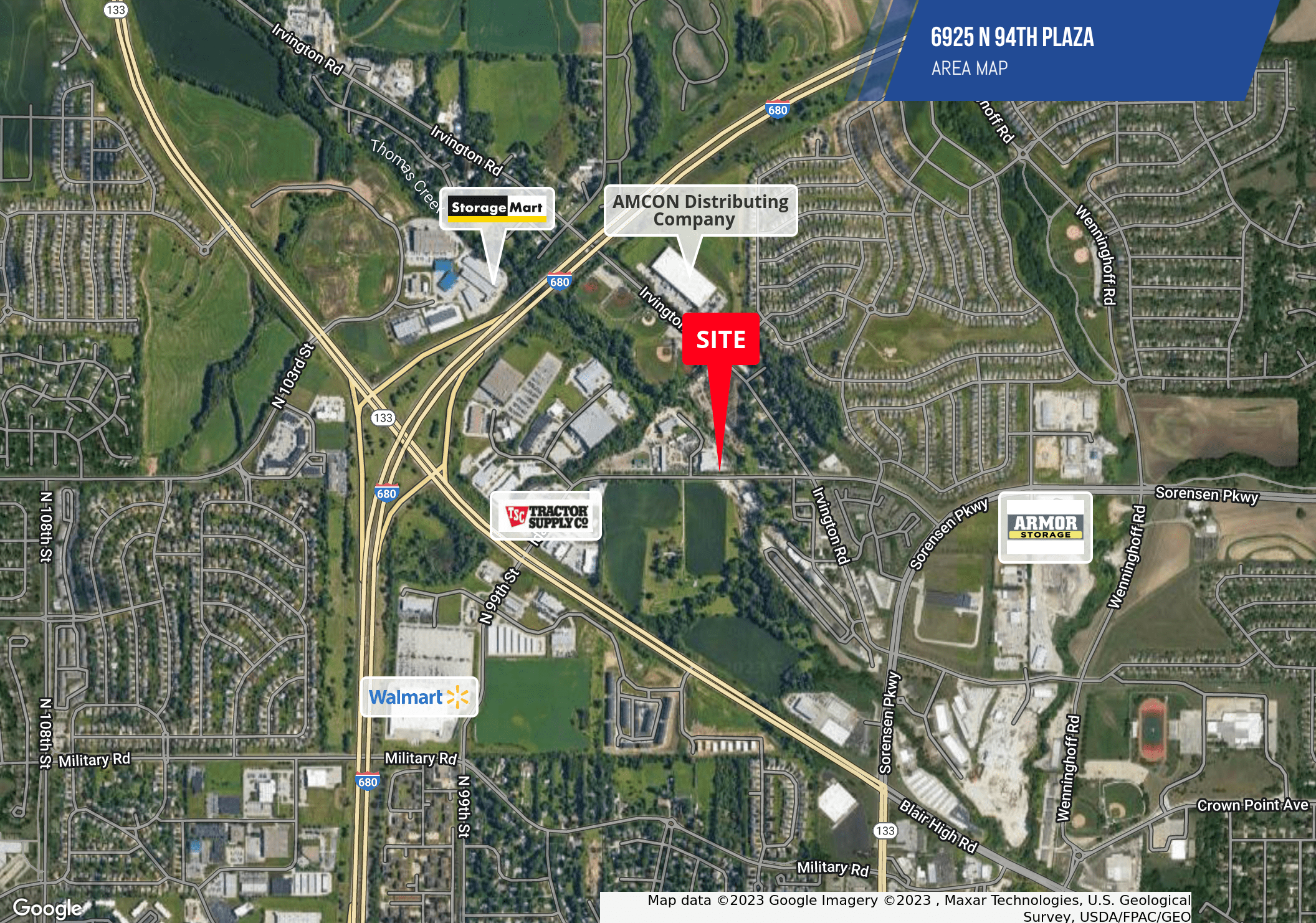
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AREA MAP



Map data ©2023 Google Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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AERIAL



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

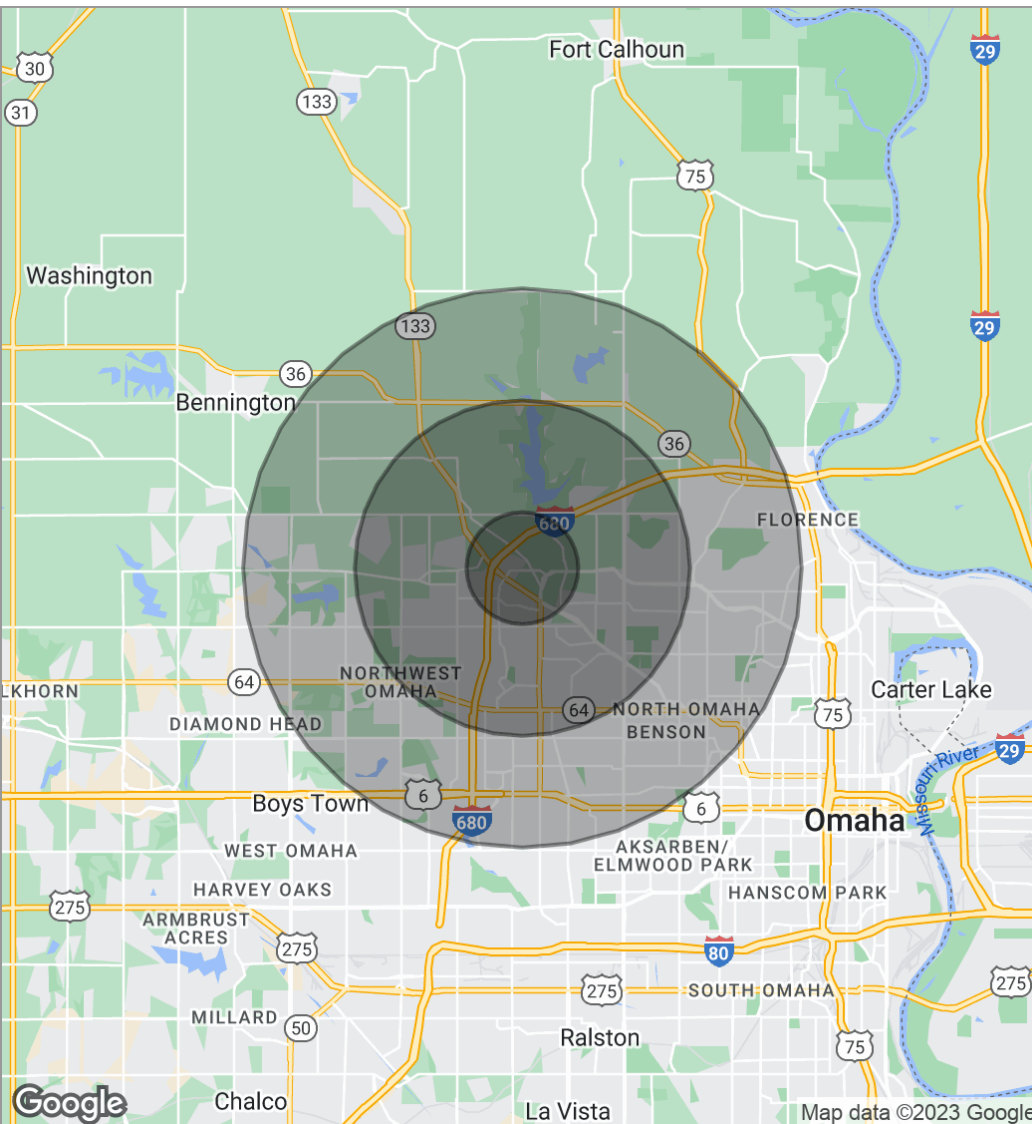


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,792	59,495	153,313
Median age	34.5	34.3	35.0
Median age (Male)	30.8	33.8	33.7
Median age (Female)	38.1	34.6	35.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,150	24,244	64,790
# of persons per HH	2.2	2.5	2.4
Average HH income	\$57,489	\$61,135	\$63,819
Average house value	\$137,768	\$136,365	\$140,581

\* Demographic data derived from 2020 ACS - US Census